

PROPERTY OWNERS ASSOCIATION 6<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SELMA'S FOREST CREEK HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bexar           §

1.     Name of Subdivision:   Saturn Subdivision AKA Forest Creek
2.     Subdivision Location: Bexar County
3.     Name of Homeowners Association: Selma's Forest Creek Homeowners Association, Inc.
4.     Recording Data for Association: Plats are filed at Bexar County:  
  Doc# 11290, Vol. 9546, pg. 12  
  Doc# 209316, Vol. 9549, pg. 132  
  Doc# 20010185139, Vol. 9552, pg. 87  
  Doc# 20020237832, Vol. 9553, pg. 021  
  Doc# 20020313691, Vol. 9554, pg. 51
5.     Recording Data for Declaration and any amendments:  
          Unit 1: Declaration filed 4/6/2000,  
                  Doc# 56843, Vol. 8373, pg. 791  
          Declaration of Use Restrictions filed 4/6/2000,  
                  Doc# 56844, Vol. 8373, pg. 804  
  
          Unit 2: Certificate of Annexation filed 2/20/2001,  
                  Doc# 26077, Vol. 8748, pg 029.  
          Declaration of Use Restrictions filed 2/20/2001,  
                  Doc# 16078, Vol. 8748, pg 032.  
  
          Unit 3: Certificate of Annexation filed in  
                  Book 9098, pg. 1866.  
          Declaration of Use Restrictions filed 10/22/2001  
                  Doc# 10020285140, Book 9098, pg. 1852.  
  
          Unit 4: Certificate of Annexation filed 10/17/2002  
                  Doc# 20020441878, Vol. 9621, pg 654.  
          Declaration of Use Restrictions filed 10/22/2001,  
                  Doc# 20010185140, Book 9098, pg. 1852.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bylaws are filed at Bexar County under Doc# 20050096755, Vol. 11372, pg. 2424, were signed on 5/5/2000.

Articles of Incorporation: The Articles were filed with the Secretary of State of Texas on 5/3/2000 and a copy is attached to Doc# 20050096755, Vol. 11372, pg. 2424

Resolutions/Policies: Filed at the county under Book 15229 Pg. 794

Collection Policy signed 4/26/2005

Violation Policy signed 4/26/2005

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Member Voting Policy

Collection Policies

Guidelines:

All guidelines are attached to and filed under Book 16455, page 1082

Solar Panels, Roof Shingles, Flags and Flag Poles, Religious Displays, Rain Barrels.

Resolutions/Policies/Guidelines are filed under Book 16455, page 1082

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Guidelines and Policies listed below are filed under Document Number 20150219111:

Standby Electric Generators Guidelines

Payment Plan Policy

Electronic and Telephonic Action Policy

Selma's Forest Creek Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 8/30/2017 are filed under Document No. 20170177125.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Selma's Forest Creek Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

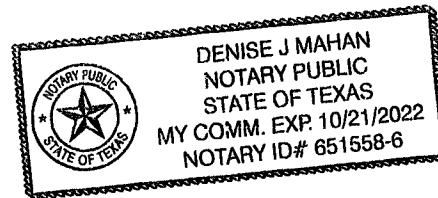
This instrument was acknowledged and signed before me on 11/4/21

Shelby Welch, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Selma's Forest Creek Homeowners Association, Inc., on behalf of  
said association.

Denise J Mahan  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210308886  
**Recorded Date:** November 04, 2021  
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**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:40 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk